

145.0

0005

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
939,100 / 939,100  
939,100 / 939,100  
939,100 / 939,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		ARLMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARTIN JOHN/KENDRA HANNA	
Owner 2:	
Owner 3:	
Street 1: 60 ARLMONT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: WINEGARDNER ERIC/ROBYN -	
Owner 2: -	
Street 1: 60 ARLMONT ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Brick Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	4960	Sq. Ft.	Site	0	80.	1.15	9														

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4960.000	484,100		455,000	939,100		95275
							GIS Ref
							GIS Ref
							Insp Date
							03/12/09



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1: 95275	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/30/21 12:22:55	
LAST REV Date Time	
11/18/09 10:19:33	
hchinal	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	484,100	0	4,960.	455,000	939,100		Year end	12/23/2021
2021	101	FV	455,700	0	4,960.	455,000	910,700		Year End Roll	12/10/2020
2020	101	FV	455,700	0	4,960.	455,000	910,700	910,700	Year End Roll	12/18/2019
2019	101	FV	382,500	0	4,960.	426,600	809,100	809,100	Year End Roll	1/3/2019
2018	101	FV	382,500	0	4,960.	352,700	735,200	735,200	Year End Roll	12/20/2017
2017	101	FV	382,500	0	4,960.	324,200	706,700	706,700	Year End Roll	1/3/2017
2016	101	FV	382,500	0	4,960.	295,800	678,300	678,300	Year End	1/4/2016
2015	101	FV	334,600	0	4,960.	290,100	624,700	624,700	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINEGARDNER ERI	53209-251		7/15/2009		607,600	No	No		
RICKARD ANDREW	43559-224		8/20/2004		572,000	No	No		
STAGLIANO NANCY	31504-90		6/20/2002		495,000	No	No		
STAGLIANO NANCY	31504-90		6/15/2000	Family		1	No	No	
HERB CHARLENE	28697-109		6/12/1998	Family		1	No	No	A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/17/2004	1110	Re-Roof	9,064						3/12/2009	Inspected	189	PATRIOT
3/15/2004	166	Redo Bat	8,500			G6	GR FY06		6/7/2005	Permit Visit	BR	B Rossignol
									12/2/2004	MLS	MM	Mary M
									11/17/2002	MLS	MM	Mary M
									9/18/2000	MLS	MM	Mary M
									4/13/2000	Inspected	276	PATRIOT
									12/7/1999	Mailer Sent		
									11/16/1999	Measured	263	PATRIOT
									7/1/1988		PM	Peter M

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 97 - Tudor				Full Bath: 1	Rating: Very Good			PDAS.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: 1 - Wood Shingl	50 %			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1									
Color: RED				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Good			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1937	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G6	Fact: .			Floor:				Totals RMS: 7 BRs: 3 Baths: 1 HB									
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	7	3						
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:	2004								
Sec Floors: 4 - Carpet	15 %			Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	135.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.24638760				General:									
Electric: 3 - Typical				Const Adj.: 1.01314163				Totals	1	7	3						
Insulation: 2 - Typical				Adj \$ / SQ: 170.474													
Int vs Ext: S				Other Features: 95750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 507474													
% Com Wal	% Sprinkled			Depreciation: 23344													
				Deprecated Total: 484130													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:		Juris. Factor:	1.00		Before Depr:	187.52									
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features:	0		Val/Su Net:	159.03									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X12	A	AV	1985	0.00	T	27.2	101					
<b>PARCEL ID</b> 145.0-0005-0010.0																	
More: N	Total Yard Items:	Total Special Features:								Total:							
<b>SKETCH</b>																	
<b>SUB AREA</b>								<b>SUB AREA DETAIL</b>									
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,088	170.470	185,475													
BMT	Basement	1,052	51.140	53,801													
SFL	Second Floor	660	170.470	112,513													
UAT	Upper Attic	165	68.190	11,251													
PAT	Patio	66	6.080	401													
ATC	Attic	13	170.470	2,148													
Net Sketched Area: 3,044				Total: 365,589													
Size Ad	1760.6	Gross Area	3562	FinArea	1748												
<b>IMAGE</b>								<b>AssessPro Patriot Properties, Inc</b>									